

WAUKESHA COUNTY SPECIFICATION
MASONRY REPAIR AND TUCKPOINTING SERVICES
MENTAL HEALTH CENTER

NOTE: BIDDERS ARE REMINDED TO CAREFULLY EXAMINE THE BID AND SPECIFICATIONS UPON RECEIPT. IF NECESSARY, BIDDERS SHOULD MAKE A WRITTEN REQUEST TO THE PURCHASING AGENT WHOSE NAME APPEARS ON PAGE 1 OF THE BID, FOR INTERPRETATION OR CORRECTION OF ANY AMBIGUITY, INCONSISTENCY OR ERROR DISCOVERED.

ADDITIONALLY, IF IN YOUR OPINION, ANY OF THE TERMS AND CONDITIONS OF THIS SPECIFICATION OR BID PREVENT YOU FROM BIDDING, CONSIDERATION WILL BE GIVEN TO A BIDDER'S REQUEST FOR CHANGE.

ANY REQUESTS FOR CHANGES, CLARIFICATIONS, ETC. **MUST** BE SUBMITTED TO WAUKESHA COUNTY PURCHASING DIVISION **IN WRITING** AT LEAST **FIVE WORKING DAYS** PRIOR TO BID OPENING. REQUESTS RECEIVED AFTER THAT TIME **WILL NOT** BE CONSIDERED.

ANY CHANGES MADE AS A RESULT OF A WRITTEN REQUEST WILL BE ISSUED VIA A BID AMENDMENT TO ALL PROSPECTIVE BIDDERS AND IF NECESSARY, AN EXTENSION WILL BE MADE TO THE BID OPENING DATE. **AMENDMENTS WILL BE POSTED TO THE WAUKESHA COUNTY PURCHASING WEBSITE (www.waukeshacounty.gov).** BIDDERS ARE RESPONSIBLE FOR CHECKING THIS WEBSITE FOR ANY FUTURE AMENDMENTS, ETC., PRIOR TO THE OPENING DATE. ALL AMENDMENTS MUST BE RETURNED PRIOR TO THE OPENING DATE AS SPECIFIED IN THE AMENDMENT. BIDDERS WHO DO NOT RETURN THE AMENDMENTS MAY HAVE THEIR BIDS REJECTED. IF YOU ARE UNABLE TO ACCESS THE INTERNET, CONTACT THE BUYER LISTED FOR A HARD COPY.

BIDDERS ARE CAUTIONED NOT TO CHANGE ANY OF THE TERMS OR CONDITIONS IN THE BID AND/OR SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE PURCHASING DIVISION. ANY UNAUTHORIZED CHANGES WILL CONSTITUTE A COUNTER OFFER AND WILL SUBJECT THE BID TO REJECTION.

General: It is the intent of this specification to describe the minimum requirements for Masonry Repairs and Tuck pointing at the Waukesha County Mental Complex, 1501 Airport Road, Waukesha, Wisconsin. All items, details of construction, services or features not specifically mentioned which are regularly furnished in order to provide the services described herein shall be furnished at the bid price and shall conform in strength, quality and workmanship to that usually provided by the practice indicated in the Invitation to Bid, notwithstanding any errors or omissions in the specifications.

Bid Modification: The Purchasing Division has the sole authority for the modification of this specification and/or bid. Information provided verbally by any other County official shall not be considered binding or relevant.

Award Authority: The Waukesha County Purchasing Division will be the sole judge of the quality and suitability of the materials and services offered in its determination of the successful bidder. The County shall award the bid to the lowest responsible, responsive bidder who complies with the specifications.

State Sales Tax/Federal Excise Tax: Bids should not include Federal Excise and Wisconsin Sales Taxes, as the County is exempt from payment of such taxes. State Statute No. 77.54(9a).

Federal and State Safety Regulations: Contractor shall comply with all federal and state safety regulation including but not limited to Occupational, Safety and Health Administration (OSHA) and the Department of Workforce Development (DWD) regulations.

Pricing: Bidders shall provide a total cost for the services. Pricing submitted shall include any and all labor, materials, permits, insurance and any other costs necessary to provide the services as sought, including clean up of affected areas and removal of any and all debris on a daily basis. Submitted cost shall be fixed during the entire term of the project.

Cancellation: Waukesha County reserves the right to cancel this contract for services, upon a ten (10) day written notice, if the vendor deviates from the requirements of this specification or is found to be incapable of providing the level of workmanship or labor in order to provide the services as sought, as determined by the County.

Proven Experience: Bidders must provide information with their bid (Reference Attachment A) that will certify that they are experienced with, or meet the requirements of this specification. The bidding firm must have a **minimum of five (5) years experience** in the Masonry trade, including tuck-pointing and masonry repair projects. Services performed by the successful bidder **are not to be subcontracted** to other sources **without prior notification to and approval by the County**. If the County agrees to subcontracting on the part of the successful bidder, the successful bidder must guarantee the County that subcontracting of the masonry services provided to the County will not result in any delay to those services. Additionally, the Prime Contractor will be fully responsible for the acts, errors, and omissions of the Sub-Contractor. The successful respondent shall cause appropriate provision of its proposal to be inserted in all subcontracts ensuing to ensure fulfillment of all contractual provisions by subcontractors

Insurance: The successful bidder shall at all times during the term of this contract, keep in force and effect insurance policies, as outlined below, issued by a company or companies authorized to do business in the State of Wisconsin and satisfactory to the county. Such insurance shall be primary.

WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE - Workers' compensation insurance providing statutory worker's compensation benefits and employer's liability with a limit not less than \$100,000. WORKERS' COMPENSATION WAIVER OF SUBROGATION - County shall not be liable to Contractor or its employees for any injuries to Contractor's employees arising out of the performance of work under this agreement. Contractor and its worker's compensation insurance carrier agree to waive any and all rights of recovery from the County for worker's compensation claims made by its employees. The Contractor agrees that the indemnification and hold harmless provisions within this contract extend to any claims brought by or on behalf of any employee of the Contractor.

COMMERCIAL GENERAL LIABILITY INSURANCE - Policy shall provide coverage for premises and operations, products and completed operations, blanket contractual, personal injury with limits of liability not less than \$500,000 each occurrence and aggregate. Waukesha County must be named as additional insured.

AUTOMOBILE LIABILITY - Business automobile policy covering all owned, hired and non-owned private passenger autos and commercial vehicles. Limit of liability not less than \$500,000 combined single limit.

Warranty: The bidder warrants that the masonry repair and tuck pointing services provided hereunder will conform to the specifications and be free from defects in material and workmanship. Under this provision, the bidder agrees to repair or replace any feature or materials found to be defective, at no cost to the County, for the term defined by the bidder in the bid submission cost page.

WARRANTY PERIOD WILL NOT COMMENCE UNTIL AFTER THE PROJECT WORK HAS BEEN ACCEPTED. Acceptance is defined as acceptance by the County after its authorized agent has found the services provided to be complete and in compliance with the specifications. Acceptance will be determined within five (5) days after completion of project.

Payment: Payment will be made within thirty (30) days after acceptance and receipt of a properly documented invoice. Note: Invoice must be sent to the location specified on the purchase order to avoid delays in payment.

Pre-Bid Site Visit: Prospective bidders will have an opportunity to attend an on-site walk-around of the Waukesha County Mental Health Complex at 1501 Airport Road, Waukesha, Wisconsin.

The pre-bid site visit is scheduled for Tuesday, November 16, 2004 at 8:30 a.m., C.S.T., meet at the front of the Mental Health Complex. No other site visits will be scheduled for this project.

Due to the size and scope of the project, bidders are ***strongly encouraged*** to attend the pre-bid site visit. Although the pre-bid site visit is not mandatory, missing same will not relieve your firm of any additional expenses required to complete the services defined herein, should your firm bid and be awarded.

Technical Requirements: Supply all information requested. Initial each section to verify that specifications are met; enter "N.A." if options or specifications are not available.

All exceptions or non-compliance equivalencies must be fully explained or documented.

BACKGROUND INFORMATION:

Water is infiltrating into the brick masonry at the top of the wall through the stone coping. The copings were installed poorly. The through-wall flashing has many holes and does not span the width of the wall, allowing water to run in at the brick cores. Freeze-thaw cycles have caused the brick to weep efflorescence and crack.

The wall does not have expansion joints to allow for brick expansion. The expansion of brick masonry has caused the wall to become stressed, resulting in cracked brick masonry as well as shattered glass block.

The restoration requires removing and resetting the brick coping, installing a new through the wall flashing that extends past the width of the wall at least a ¼". The flashing should also be installed with a drip edge that allows water to run off the coping and away from the wall.

Expansion joints should be installed every 12'-16', and sealed with backer rod and two part urethane sealant. Allow for at least 250-300 crack brick and 10-15-glass block to be replaced. The wall should be tuck-pointed and sealed with a silane sealer.

The cap on the column is constructed with EIFS. The EFIS is cracking, and with no interior flashing, water is infiltrating into the brick masonry. Freeze-thaw cycles have caused the masonry to weep efflorescence. The restoration requires coating the cap with an Electrometric Damproufer, Tuck-pointing the brick masonry, and applying a silane sealer.

1. Scope of Services

The successful bidder shall furnish all labor, material, equipment, supervision, technical personnel, machinery, tools and transportation necessary to provide Masonry Repair and Tuck pointing Services for the Waukesha County Health & Human Services Building at 500 Riverview Road, Waukesha, Wisconsin.

The project will include, at a minimum, the following restoration: Note: Remove any plant growth that clings to the existing masonry or obstructs masonry work.

- **Column Cap Repair**

1. Any cracks and holes shall be repaired using an EIFS patching repair.
2. Caps shall be coated with an Electrometric Damproufer. Color by owner.

_____ Will Comply _____ Can Not Comply

- **Coping Cap Repair**

1. Remove coping and through-wall flashing to expose top of wall.
2. Fill brick cores with type N mortar.
3. Install through wall flashing with ¼" drip edge.
4. Reinstall coping cap.

_____ Will Comply _____ Can Not Comply

- **Expansion Join Installation**

1. Every 12' to 16', saw cut ½" joint completely through wall. Joint will start at the top of the run down to the top of the stone above glass block windows. Color by owner.
2. Install backer rod and two-part urethane sealant. Color by owner.

_____ Will Comply _____ Can Not Comply

- **Masonry wall repair**

1. Clean all efflorescence using a light duty restoration cleaner.
2. All deteriorated mortar joints shall be cut to ¾" depth, washed out, and tuck-pointed with type N mortar.
3. Approximately 250 to 300 cracked brick shall be cut out and replaced with new.
4. Approximately 10-15-glass block shall be cut out and replaced.
5. After mortar has cured, apply a silane sealer.

_____ Will Comply _____ Can Not Comply

- Caulking around window and door openings.

_____ Will Comply _____ Can Not Comply

- Caulking of any exterior movement and structural cracks in exterior masonry work.

_____ Will Comply _____ Can Not Comply

2. **Project Conditions**

- 2.1 The successful bidder shall make efforts that are regularly furnished by the industry, to protect persons, motor vehicles and surrounding surfaces where masonry surfaces are being restored. Sills, ledges and projections shall be protected from mortar or caulking droppings.

Will Comply _____ Cannot Comply _____

- 2.2 Efforts shall be made to avoid grout and mortar used in tuck-pointing and repair work from staining the face of surrounding masonry and other surfaces. Grout and mortar in contact with exposed building masonry and other surfaces shall be removed immediately.

Will Comply _____ Cannot Comply _____

- 2.3 During the course of the project, work areas, sidewalks, paths, doorways and adjacent areas shall be kept free of debris and other construction materials which could interfere with pedestrian or vehicle traffic. Signage, barriers or temporary fencing shall be placed in areas where pedestrian or vehicle traffic would possibly interfere, or be affected by project work. Recommendations shall be made, as to protection of the existing building and its inhabitants, to allow for the County's continued use of the building during the course of the project.

Will Comply_____ Cannot Comply _____

- 2.4 Upon completion of each workday of the project, any and all debris related to the project shall be picked up and disposed of, in order to prevent work materials from blowing around the building site.

Will Comply_____ Cannot Comply _____

3. Materials Use

- 3.1 Manufacturer's technical data for each product to be used on the project shall be supplied to Waukesha County Building Operations supervisor prior to commencement of project work. Materials Safety Data Sheets (MSDS) shall be supplied for each product to be used.

Will Comply_____ Cannot Comply _____

- 3.2 During the course of the project, the Contractor shall ensure that masonry restoration materials on site shall be protected, to prevent wetting by rain, snow or ground water, and from staining or intermixture with earth or other types of materials.

Will Comply_____ Cannot Comply _____

- 3.3 The Contractor shall not tuck point mortar joints or repair masonry unless the air temperatures are between 40° F (4° C) and 80° F (27° C) and will remain so for at least 48 hours after completion of work. Additionally, tuck pointing should not take place during inclement weather where rain is present or expected prior to mortar "skinning" or setting.

Will Comply_____ Cannot Comply _____

4. Tuck pointing Process

4.1 Joint Raking

- A. The Contractor shall rake, cut or grind out mortar to the full depth of breakage to a point where firm mortar is encountered. All joints must be clean of unsound mortar prior to tuck pointing. The Contractor shall brush, vacuum or flush joints to remove dirt and loose debris.

Will Comply_____ Cannot Comply _____

- B. The cutting out of joints shall be done with suitable tools, either hand tools or mechanical equipment, in such a manner as to not loosen adjacent joints or damage the edges or corners of masonry units.

Will Comply_____ Cannot Comply _____

- C. If the mortar is tightly bonded at one side of a joint, and, if the contour permits, the cutting shall be done with portable electric grinders with abrasive wheels to minimize spalling at the edges of the masonry units.

Will Comply _____ Cannot Comply _____

5. Mortar Materials

- 5.1 Mortar materials shall meet ASTM C144, unless otherwise indicated. For pointing mortar, provide sand with rounded edges and match size, texture and gradation of existing mortar as closely as possible. Waukesha County shall approve color match prior to commencement of the project.

Will Comply _____ Cannot Comply _____

- 5.2 Water used during production of mortar compounds shall be clean, free of oils, acids, alkalis and organic matter.

Will Comply _____ Cannot Comply _____

- 5.3 Aggregate and cement materials shall be measured in a dry condition by volume or equivalent weight and should not be measured by shovel. Materials shall be mixed in a clean mechanical batch mixer.

Will Comply _____ Cannot Comply _____

- 5.4 Mortars which are partially hardened or re-tempered shall not be used.

Will Comply _____ Cannot Comply _____

6. Caulking Materials and Methods

- 6.1 Caulking shall be applied by use of a one-part Polyurethane joint sealant. Joint surfaces are to be primed with the type of joint primer/sealer recommended by the manufacturer.

Will Comply _____ Cannot Comply _____

- 6.2 To obtain proper adhesion prior to application of caulking, any condition detrimental to achieving a positive bond shall be corrected, (i.e. loose mortar, paint, old grout materials or caulking or foreign material.)

Will Comply _____ Cannot Comply _____

- 6.3 Where joints or expansion cracks are deeper than one-half (1/2"), a backer rod shall be used. The backer rod shall consist of either polyethylene bead, butyl rubber foam, neoprene foam or other flexible, permanent, durable and non-absorptive material recommended for compatibility with the sealant.

Will Comply _____ Cannot Comply _____

- 6.4 All caulking beads shall be tooled immediately after application to insure firm, full contact with the inner faces of the joints. Excess materials shall be struck off with a tooling stick or knife.

Will Comply _____ Cannot Comply _____

- 6.5 Finished caulking beads shall be flush with the surface, or as otherwise indicated by the specific area of application. Caulking should be outlined with masking tape so as to obtain a neat and uniform appearance. Movement and structural cracks which are caulked should be "dusted" with fine grade like sand so as to obtain the appearance, as closely possible, of the original mortar.

Will Comply _____ Cannot Comply _____

- 6.6 Window and door openings abutting brick and/or block masonry shall be caulked as necessary. All previous caulking which is loose or scaling shall be removed to obtain a sound base for application of new caulking.

Will Comply _____ Cannot Comply _____

7. Brick Removal and Repair

- 7.1 Bricks which have deteriorated beyond repair, or spalled greater than one-eighth (1/8") in depth shall be replaced at the discretion of Waukesha County. Upon approval of replacement, any damaged full brick unit shall be cut out from joint-to-joint in a manner which will allow for replacement of a full brick unit.

Will Comply _____ Cannot Comply _____

8. Cleaning

- 8.1 During, and upon completion of all masonry restoration work, the Contractor shall remove any cutting dust, mortar smears, excess sealants and other such compounds or stains from the masonry by use of stiff nylon or bristle brushes and clean water sprayed at low pressure. Use of metal scrapers, metal brushes or acidic-based cleaning materials will not be accepted.

Will Comply _____ Cannot Comply _____

- 8.2 Dirt, dust and debris resulting from the project work, shall not be allowed to accumulate and shall be removed from the site as soon as practicable after each day's work.

Will Comply _____ Cannot Comply _____

- 8.3 Upon completion of the project, the work site shall be left in a condition equal to or better than that which existed before the project commenced.

Will Comply _____ Cannot Comply _____

9. Project Schedule

The successful bidder shall provide the Waukesha County Facilities Building Operations Division with a written restoration schedule and describe the materials, methods and equipment to be used for the project.

Will Comply _____ Cannot Comply _____

**ATTACHMENT A
REFERENCES**

Customer references other than Waukesha County (Not suppliers or financial institutions).

Firm Name_____

Address:_____

Contact
Name: _____

Phone #_____

Years dealing with your firm:_____

Firm Name_____

Address:_____

Contact
Name: _____

Phone #_____

Years dealing with your firm:_____

Firm Name_____

Address:_____

Contact
Name: _____

Phone #_____

Years dealing with your firm:_____